

3 Maple Grove Business Centre
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Heathrow, Middlesex TW4 6DR

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Ref: 5552

Close M3/M25 Motorway



TO LET

Modern Industrial/Warehouse unit

6,025 sq ft (559.72 sq m.)

Unit A Hanworth Trading Estate
Hampton Road West
Hanworth, Middlesex
TW13 6DH

TEL: 020 8707 3030

www.desouza.co.uk

Location

The property is situated on the popular and well established Hanworth Trading Estate, off the main A312 Hampton Road West, close to its junction with the A316, Great Chertsey Road which provides immediate access to junction 1/M3 approximately 2 miles to the west and Central London to the east. The A312 leads directly to the A30 to Heathrow Airport and Hatton Cross (London Underground, Piccadilly Line), approximately 2.5 miles away.



Description

The property comprises an end of terrace single storey industrial warehouse building with first floor offices.

Area

Warehouse/ Production area	4,533 sq ft	421.13 sq m
Offices/reception area	1,492 sq ft	138.59 sq m
Total gross external area	6,025 sq ft	559.72 sq m.

Amenities

- Fully fitted offices
- Eaves height 14'6" approx
- Full-height roller shutter door
- 3 phase power
- Gas blower heater
- Allocated car parking spaces

Terms/ Rent Upon application

Viewing Strictly by appointment through sole agents.

Contact: Simon Cressey Email: simonc@desouza.co.uk

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